



 **patrick
gardner**
RESIDENTIAL

1 Oakhill Road, Ashted, Surrey, KT21 2JG

Price Guide £650,000



- SEMI DETACHED FAMILY HOME
- PARKING FOR THREE VEHICLES
- ATTRACTIVE GARDEN
- SEPARATE GARAGE
- THREE BEDROOMS WITH FITTED WARDROBES
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- POTENTIAL TO EXTEND STPP
- VENDOR SUITED

Description

This three bedroom semi-detached family home is situated in a popular residential road a walk away from a range of 'good' & 'outstanding' state & private schools, village shops & Ashtead's popular mainline commuter station. The plot has ample potential to extend STPP.

Block paving leads to an enclosed porch opening into the hallway with w.c. and useful understairs cupboard. The dining room/bedroom features a bay window overlooking the front of the property whilst the second extended reception room features a fireplace and enjoys views over the garden via patio doors. Completing the downstairs accommodation is the triple aspect kitchen providing a range of wall and base units, space for freestanding appliances and door opening to the garden.

The first-floor features two double bedrooms with wash hand basins and fitted wardrobes and a single bedroom. The bathroom comprises a white suite with bath with overhead shower, wash hand basin, w.c. and loft access.

Outside the established rear garden features a range of neat flower beds, a selection of shrubs, a shed and terraced area, ideal for entertaining and benefits from a side gate leading to the front of the property. To the front there is as garage, car port and off-street parking for three vehicles.

Situation

Locally, sports and leisure facilities are well catered for and a wide range of everyday shopping is at hand with individual, independent retailers as well as a Marks & Spencer Store.

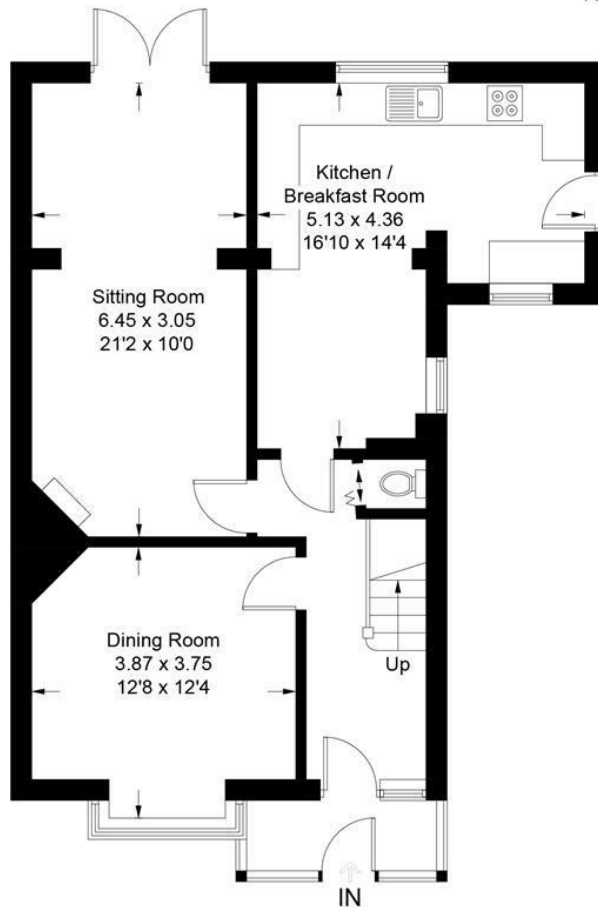
The area also offers superb local days out, excellent golf clubs and exceptional transportation links. Ashtead mainline station provides services to Waterloo, Victoria & London Bridge, whilst Junction 9 of the M25 provides easy access to both Heathrow & Gatwick International airports. For families, schooling is well served in both the state and private sector.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt.

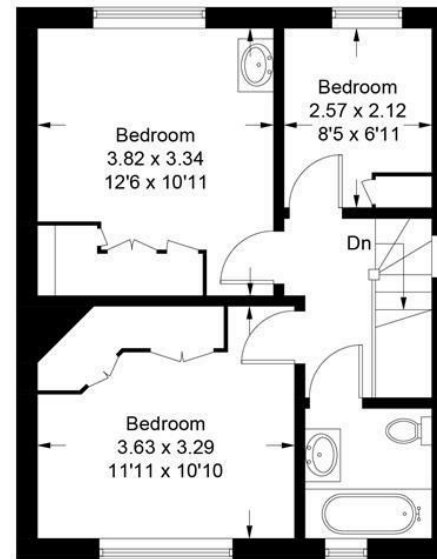
Tenure	Freehold
EPC	D
Council Tax Band	E



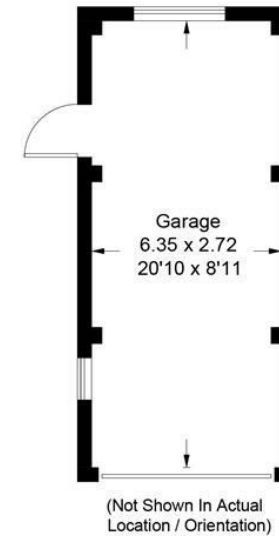
Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 124.5 sq m / 1340 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID991983)
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